



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

AGENDA

FEBRUARY 10, 2020

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Kevin Moore, *Chair*
Richard Six, *Vice Chair*
David Black
Bob Cunningham
Leon A. Olson
David R. Watkins
Dennis Whelan

CITY COUNCIL LIAISON:

Cathy Murillo

PLANNING COMMISSION LIAISON:

Roxana Bonderson

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Matthew Ozyilmaz, Planning Technician
Mary Ternovskaya, Commission Secretary

NOTE TO APPLICANTS: Applicants are urged to access the Design Review Submittal Quick Reference Guide available at SantaBarbaraCA.gov/PlanningHandouts to view the *required* and suggested submittal items for each review level of a project.

PUBLIC HEARING PROCEDURE: The following review steps explain the sequence that all projects must undergo during a public hearing: 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission; 7. Board/Commission Action; and 8. Board/Commission Discussion.

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. The Chair will announce when public testimony can be given for each item. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to ABR Secretary, PO Box 1990, Santa Barbara, CA 93102-1990 or email to ABRSecretary@SantaBarbaraCA.gov. Please note that the Board may not have time to review written comments received after 10 a.m. on the day of the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 12 copies).

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at SantaBarbaraCA.gov/ABR. Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

PLANS & ADDITIONAL INFORMATION: If you have any questions or wish to review the plans, contact Matthew Ozyilmaz, ABR Planning Technician, at (805) 564-5399 or email MOzyilmaz@SantaBarbaraCA.gov.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the ABR Secretary at (805) 564-5470, ext. 3308. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized

NOTE: Agenda schedule is subject to change as cancellations occur.

services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/ABRVideos.

APPEALS: Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact Planning Division staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Board took action or rendered its decision.

STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY: State law, in certain circumstances, allows an architect, engineer, or a person in a related profession who is a "sole practitioner" to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which he or she is seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted at the back of the David Gebhard Public Meeting Room and are available at the Community Development Department, 630 Garden Street.

LICENSING ADVISORY: The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. See ABR Guidelines 2.1.2A and 3.1.2C for specific information.

NOTICE: On Thursday, February 6, 2020 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/ABR.

PLEASE BE ADVISED

The following advisories are generally also contained in the City's Architectural Board of Review General Design Guidelines and Meeting Procedures ([ABR Guidelines](#)). The specific ABR Guideline number is listed after each advisory. Applicants are encouraged to review the full version of the ABR Guidelines.

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will attempt to notify applicants of time changes. (3.2.2)
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following ABR agenda. (3.2.4)
- Substitution of plans is not allowed. If plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 22.22.180, a Project Design Approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the Project Design Approval expiration date. (3.2.9) An ABR approval does not constitute a Zoning clearance or a Building and Safety Permit.
- CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

NOTICE OF LINKED DIGITAL PLANS

The City has now hyperlinked project plans into the agenda. If the project plan is available, you will see the address in the agenda displayed as a blue underlined text. To view the project plans, simply click on the blue underlined address.

GENERAL BUSINESS**A. Public Comment.**

Any member of the public may address the Board for up to two minutes on any subject within its jurisdiction that is not scheduled on this agenda for a public discussion.

B. Approval of the minutes of the Architectural Board of Review meeting of **January 27, 2020.****C. Approval of the Consent Calendar of **February 3** and **February 10, 2020**.****D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.****E. Subcommittee Reports.****(3:15PM) NEW ITEM: CONCEPT REVIEW****1. [401 SHORELINE DR](#)**

Assessor's Parcel Number: 033-120-018
Zone: HC/P-R/SD-3
Application Number: PLN2020-00006
Owner: City of Santa Barbara
Applicant: Theresa Lawler

(Proposal for a new Americans with Disabilities Act (ADA) compliant gangway in the Santa Barbara Harbor. The proposed 80 foot long gangway ramp will provide supplemental access to the Accommodation Dock south of the City pier.)

No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Harbor Master Plan Design Guidelines.

(3:35PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**2. 2840 DE LA VINA ST**

Assessor's Parcel Number: 051-220-023
Zone: C-R/USS
Application Number: PLN2019-00197
Owner: Storch Family Living Trust
Bernd and Miyako Storch, Trustees
Applicant: Mark Pettit

(This is a revised project description: Proposal for a commercial remodel of an existing shopping center. Project consists of repainting the existing northern structure within an existing shopping center to match the new Grocery Outlet color scheme.)

Project Design and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Upper State Street Design guidelines. Project was last reviewed on August 12, 2019.

(4:00PM) CONTINUED ITEM: CONCEPT REVIEW**3. 1964 LAS CANOAS RD**

Assessor's Parcel Number: 021-010-028
Zone: RS-1A
Application Number: PLN2019-00426
Owner: P3 Santa Barbara LLC
Applicant: Heidi Jones

(Proposal for a new water pump enclosure. Project entails replacing the existing domestic water and fire sprinkler water supply lines, replacement of existing domestic water pump within the existing pump house, and construction of a new water pump enclosure. Also proposed is landscaping, irrigation, and grading.)

No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis. Project was last reviewed on October 7, 2019.

(4:25PM) CONTINUED ITEM: CONCEPT REVIEW**4. 3311 MCCAWE AVE**

Assessor's Parcel Number: 051-100-002
Zone: C-R/USS
Application Number: PLN2019-00640
Owner: Emily F. & James M. DeLoreto Trust
Emily & James DeLoreto, Trustees
Applicant: Steve Fort

(Proposal for a façade remodel for the Gelson's in Loreto Plaza. Project entails creating a new western entrance with detailing to match the existing eastern entrance. The maximum height of the new entrance will increase from 20'-2" to 26'-8". Project also includes new outdoor seating. No increase in floor area is proposed.)

No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Upper State Street Design Guidelines, Outdoor Lighting Design Guidelines. Project was last reviewed on January 27, 2020.

(5:10PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**5. 29 S MILPAS**

Assessor's Parcel Number: 017-171-024
Zone: C-R
Application Number: PLN2019-00460
Owner: S & P Investments
Applicant: Paul Poirier

(Proposal for rooftop equipment and trash enclosure. Project consists of the installation of a rooftop HVAC system and refrigeration units, as well as sound screening walls. Also proposed is a trash compactor adjacent to the north east corner on the structure.)

Project Design and Final Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Haley/Milpas Design Manual. Item was postponed on November 18, 2019.

(6:00PM) NEW ITEM: CONCEPT REVIEW**6. 29 S MILPAS ST**

Assessor's Parcel Number: 017-171-024
Zone: C-R
Application Number: PLN2020-00016
Owner: S & P Investments
Applicant: Paul Poirier & Associates Architects

(Proposal for a new gabled entry, three cart corrals, and alterations to parking spaces within an existing shopping center. Project entails the construction of a gabled entrance over southern most tenant space, replacement of four parking spaces with cart corrals, and reorientation of six parking spaces at the front property line.)

No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Haley/Milpas Design Guidelines, Urban Design Guidelines.

SEE SEPARATE AGENDA FOR CONSENT ITEMS